042.A	0007	0078.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	504,200 / 504,200
					USE VALUE:	504,200 / 504,200
					ASSESSED:	504,200 / 504,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
78		ALLEN ST, ARLINGTON

OWNERSHIP

Unit #: 78

Owner 1:	WANG XIAOXING
Owner 2:	
Owner 3:	
Street 1:	78 ALLEN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KASSIRER SAMUEL R & ARIANE B -
Owner 2:	-
Street 1:	78 ALLEN ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1922, having primarily Wood Shingle Exterior and 970 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	504,200			504,200
Total Card	0.000	504,200			504,200
Total Parcel	0.000	504,200			504,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 519.79 | /Parcel: 519.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

250477

GIS Ref

GIS Ref

Insp Date

06/01/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 042.A-0007-0078.0

!14789!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	496,800	0	.		496,800	496,800	Year End Roll	12/18/2019
2019	102	FV	505,600	0	.		505,600	505,600	Year End Roll	1/3/2019
2018	102	FV	447,700	0	.		447,700	447,700	Year End Roll	12/20/2017
2017	102	FV	408,500	0	.		408,500	408,500	Year End Roll	1/3/2017
2016	102	FV	409,800	0	.		409,800	409,800	Year End	1/4/2016
2015	102	FV	378,500	0	.		378,500	378,500	Year End Roll	12/11/2014
2014	102	FV	361,100	0	.		361,100	361,100	Year End Roll	12/16/2013
2013	102	FV	346,200	0	.		346,200	346,200		12/13/2012

PRINT

Date	Time
12/11/20	04:35:47

LAST REV

Date	Time
06/01/18	08:05:30

danam

14789

USER DEFINED

Prior Id # 1:	29702
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KASSIRER SAMUEL	69487-316		6/23/2017		560,000	No	No		
MIKLUS ANDREA M	59402-1		6/28/2012		363,950	No	No		
MULVANEY INGE M	50760-373		2/22/2008	Estate/Div	325,000	No	No		
SEELEY JOHN LEW	47714-86		6/28/2006		399,900	No	No		
ELLIS KEVIN J,	41098-053		10/2/2003		390,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/24/2012	926	Redo Bas	16,775					FOR FINISHED STORA
6/11/2003	444	Manual	10,000	C				re-model 2 kitchen

ACTIVITY INFORMATION

Date	Result	By	Name
6/1/2018	Measured	DGM	D Mann
10/7/2017	MEAS&NOTICE	HS	Hanne S
9/16/2013	Info Fm Plan	BR	B Rossignol
3/29/2012	MLS	EMK	Ellen K
5/18/2004	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7517																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | Condo | Prime NB Desc: CONDO | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C- - Average. (-)		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	48.000000000
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.35000002
Const Adj.:	0.99980003
Adj $ / SQ:	398.170
Other Features:	62342
Grade Factor:	0.90
NBHD Inf:	1.39999998
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	565194
Depreciation:	61041
Depreciated Total:	504153

COMMENTS

GLA=970 SFT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5			BRs: 2				Baths: 1		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	501.69
Special Features:	0	Val/Su Net:	519.79
Final Total:	504200	Val/Su SzAd	519.79

SKETCH

UnSketched SubAreas:
GLA: 970,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	970	398.170	386,225

Net Sketched Area:	970			Total:	386,225
Size Ad	970	Gross Are	970	FinArea	970

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

042.A-0007-0078.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	